056.0	0003	0001.0	1 of 1	Commercial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	4,852,300 / 4,852,300
					USE VALUE:	4,852,300 / 4,852,300
					ASSESSED:	4,852,300 / 4,852,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		HOBBS CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YUKON REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	1125 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.845 Sq. Ft. of land mainly classified as Auto Repair with a Repair Gar. Building built about 1957, having primarily Brick Exterior and 32032 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	80386.000	1,315,300		3,537,000	4,852,300
Total Card	1.845	1,315,300		3,537,000	4,852,300
Total Parcel	1.845	1,315,300		3,537,000	4,852,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 151.48 | /Parcel: 151.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 37533
GIS Ref:
GIS Ref:
Insp Date: 10/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 056.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	332	FV	1,315,300	0	80,386.	3,537,000	4,852,300		Year end	12/23/2021
2021	332	FV	1,315,300	0	80,386.	3,476,700	4,792,000		Year End Roll	12/10/2020
2020	332	FV	1,315,300	0	80,386.	3,416,400	4,731,700	4,731,700	Year End Roll	12/18/2019
2019	332	FV	1,172,600	0	80,386.	3,215,400	4,388,000	4,388,000	Year End Roll	1/3/2019
2018	332	FV	1,172,600	0	80,386.	2,813,500	3,986,100	3,986,100	Year End Roll	12/20/2017
2017	332	FV	1,172,600	0	80,386.	2,210,600	3,383,200	3,383,200	Year End Roll	1/3/2017
2016	332	FV	1,036,000	0	80,386.	2,210,600	3,246,600	3,246,600	Year End	1/4/2016
2015	332	FV	977,500	0	80,386.	2,009,700	2,987,200	2,987,200	Year End Roll	12/11/2014

!4650!

PRINT

Date	Time
12/30/21	00:54:01

LAST REV

Date	Time
10/09/19	14:13:09
apro	

USER DEFINED

Prior Id # 1:	37533
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4650

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARLINGTON CENTE	37850-613		1/30/2003	Intra-Corp	1	No	No		
	12785-420		4/25/1975		255,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/2017	57	Re-Roof	303,254	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	PH	Patrick H
3/24/2009	Meas/Inspect	201	PATRIOT
7/7/2004	OWNR INFO	BR	B Rossignol
11/9/2000	Hearing N/C		
4/28/2000	Info At Door	197	PATRIOT
11/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		80386		Sq. Ft.	Site		0	44.	1.00	CG									3,536,984						3,537,000	

Total AC/HA: 1.84541 | Total SF/SM: 80386 | Parcel LUC: 332 Auto Repair | Prime NB Desc: COMM GD | Total: 3,536,984 | Spl Credit: | Total: 3,537,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	39 - Repair Gar.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	19		
Prim Int Wal	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	65.00
Size Adj.:	0.83121878
Const Adj.:	1.04706275
Adj $ / SQ:	56.572
Other Features:	27422
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2023490
Depreciation:	708221
Depreciated Total:	1315268

COMMENTS

MIRAIL SERVICE CENTER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

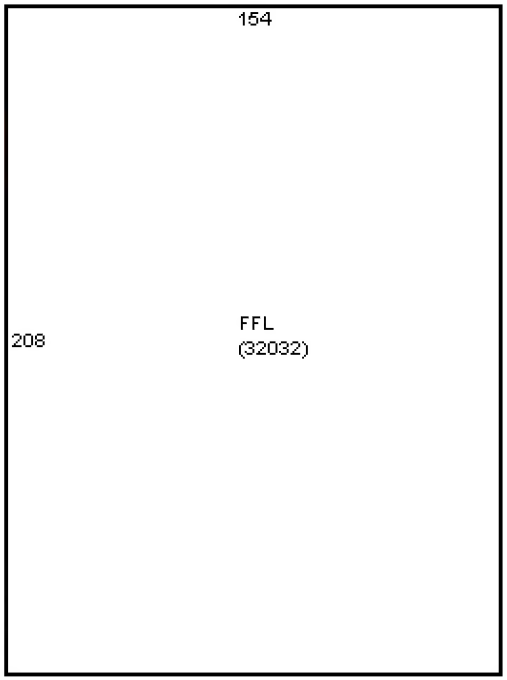
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	62.23
Special Features:	0	Val/Su Net:	41.06
Final Total:	1315300	Val/Su SzAd	41.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	32,032	56.570	1,812,114

Net Sketched Area:	32,032	Total:	1,812,114

Size Ad	32032	Gross Area	32032	FinArea	32032

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

056.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	